

CONSTRUCTION GUIDELINES

WHO IS RESPONSIBLE

The owner of record for each lot is ultimately responsible for compliance with the Covenants, Conditions and Restrictions for Sovereign Oaks, Design Guidelines and Construction Guidelines. The lot owner is accountable for the actions of their builder as well as any and all subcontractors or others providing services to your specific lot.

ROAD MAINTENANCE & PARKING

- All construction vehicles must either park entirely on the pavement or must park on the lot under construction. If a vehicle parks off the paved road, on the lot under construction, the vehicle must enter and exit the lot over the mud mat which has been installed for that property so mud is not tracked onto the road.
- Owners may choose to install a 48" gravel shoulder along the shoulder of the road in front of the lot under construction. This will allow vehicles to get further off of the road and to help keep mud off the pavement. This gravel shoulder shall be removed by the Owner at the end of construction prior to the installation of the landscaping.
- No trailers shall be parked on the paved road at any time. All trailers shall be parked entirely on the lot which it is being utilized for. These trailers shall be transported to and from the lot across the mud mat so mud is not tracked onto the road.
- Contractors who drive non-essential vehicles are strongly encouraged to either park off site and carpool to the job site or to park vehicles along roads inside the community which have low traffic volumes. These vehicles shall park single file on the right-hand side of the road, entirely on the pavement.
- If mud is tracked onto the pavement, that mud shall be shoveled and swept off the pavement immediately.
- Vehicles shall park in straight-away portions of the road and shall avoid parking in curves. Parking in curves forces other vehicles off the road and damages the shoulders and edge of pavement.
- No vehicle shall travel off the paved surface for any reason unless accessing a lot across a mud mat.
- Precautions shall be taken to prevent any automotive fluids from leaking onto the pavement. If a vehicle leaks fluid onto the pavement, the owner shall clean up the pavement immediately.

CONSTRUCTION DEBRIS & TRASH REMOVAL

- Each builder will be required to maintain a dumpster at the front of the property (not in the right-of-way) on the lot under construction. This dumpster should be emptied periodically when construction materials reach the upper rim.
- All construction sites are to be cleaned daily to facilitate a pleasing appearance to homeowners, guests and prospective buyers and to eliminate any potentially hazardous conditions.
- Lightweight materials, packaging, and other items shall be covered and weighted down to prevent

their being blown off the construction site.

- Construction materials will be kept out of the street right-of-ways at all times.
- Dumpsters may be shared by two or more lots.
- No debris of any kind may be dumped on adjacent lots, common areas or undeveloped areas within Sovereign Oaks.

UTILITY EASEMENTS

- To avoid harm to yourself or your contractors and damage to underground utilities, you are required to request that the locations of existing utilities be marked by calling 811. Additionally, the fiber optic communications line needs to be located by Skyrunner Internet (828)-258-8562. These requirements relates to any construction, including foundations, landscaping, fences, etc.
- Owners will be liable for any damage to underground utilities which may occur as a result of a failure to follow these procedures.